



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held July 1, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Hearing on increases to Slip Rents and Liveaboard Changes for County operated Anchorage 47, located on Parcel 47, in Marina del Rey (4); adopt resolution approving the Procedure for Annual Determination of Slip Rents and Liveaboard Charges and the Fiscal Year 2008-09 Rate Sheet; and find that the recommended action is exempt from the provisions of the California Environmental Quality Act.

Opportunity was given for interested persons to address the Board. Santos Kreimann, Acting Director of Beaches and Harbor, Tim Riley and Jon Nahhas addressed the Board. No correspondence was presented.

Supervisor Knabe made the following statement:

"On March 25, 2008, the County resumed control of the Anchorage 47 Marina when the former lessee, Santa Monica Yacht Club, elected to allow its lease to expire. The anchorage consists of several docks with 196 rentable slips and end ties and adjunct restrooms and shower facilities for boaters. These docks were constructed in the early 1970's and are fast approaching the end of their useful life, requiring intensive ongoing maintenance and repairs at considerable cost to the County. Since acquiring the anchorage, more than \$208,000 has been spent to remedy approximately 48 deficiencies initially identified by the County's in-house premises inspection team.

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“Additionally, in order to more fully ascertain the extent of the physical condition of the docks, the Department of Beaches and Harbors contracted with Noble Consultants, Inc. for a water and underwater assessment report. The inspection report revealed that the existing docks have varying degrees of deterioration, including cracked and spilled concrete, failed connections, and other deficiencies. Moreover, the report assesses approximately 38% of the marina is in poor condition and in need of replacement and about 43% is in fair condition, but condition of that portion of the marina could devolve to poor status within an estimated two to five years. The construction cost to entirely replace the deteriorating docks is estimated to be approximately \$2.26 million, if replacement is performed on a phased basis.

“In order to avoid paying more expensive costs to maintain the existing docks in a safe and operational condition, plans must be made and funding identified for the eventual replacement of the docks in the near future”.

Therefore on motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried, the Board closed the hearing and took the following actions:

1. Adopted the attached resolution approving the Procedure for Annual Determination of Slip Rents and Liveaboard Charges and the Fiscal Year 2008-09 Rate Sheet for Anchorage 47;
2. Authorized the Acting Director of Beaches and Harbors to implement the Procedure for Annual Determination of Slip Rents and Liveaboard Charges and the Fiscal Year 2008-09 Rate Sheet, effective 30 days following Board approval; and to enter into permits for the use of the boat slips at Anchorage 47 at rates consistent with the Procedure and Rate Sheet;
3. Made a finding that the recommended action is exempt from the provisions of the California Environmental Quality Act.

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4. Authorized the Acting Director of Beaches and Harbors to proceed with planning the replacement of the existing docks with a new dock system that complies with Department of Boating and Waterway design guidelines and access requirements for Americans with Disabilities Act compliance, and return to this Board for consideration of that capital project; and
5. Instructed the Acting Auditor-Controller to establish an interest bearing account to deposit all rental income received by the County from the Anchorage 47 premises to be solely used for the annual operation, repair, maintenance and replacement of the Anchorage 47 docks and premises, which is consistent with the County's current practice of requiring private lessees to deposit operational funds into a reserve and/or renovation fund to address the deteriorating condition of their landside and waterside improvements.

On motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried, the Board reconsidered the aforementioned and reopened the public hearing motion to allow a member of the public to add additional testimony.

On motion of Supervisor Knabe, seconded by Supervisor Antonovich, unanimously carried, the Board closed the public hearing and took the following actions:

1. Adopted the attached resolution approving the Procedure for Annual Determination of Slip Rents and Liveaboard Charges and the Fiscal Year 2008-09 Rate Sheet for Anchorage 47;
2. Authorized the Acting Director of Beaches and Harbors to implement the Procedure for Annual Determination of Slip Rents and Liveaboard Charges and the Fiscal Year 2008-09 Rate Sheet, effective 30 days following Board approval; and to enter into permits for the use of the boat slips at Anchorage 47 at rates consistent with the Procedure and Rate Sheet;

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3. Made a finding that the recommended action is exempt from the provisions of the California Environmental Quality Act;
4. Authorized the Acting Director of Beaches and Harbors to proceed with planning the replacement of the existing docks with a new dock system that complies with Department of Boating and Waterway design guidelines and access requirements for Americans with Disabilities Act compliance, and return to this Board for consideration of that capital project; and
5. Instructed the Acting Auditor-Controller to establish an interest bearing account to deposit all rental income received by the County from the Anchorage 47 premises to be solely used for the annual operation, repair, maintenance and replacement of the Anchorage 47 docks and premises, which is consistent with the County's current practice of requiring private lessees to deposit operational funds into a reserve and/or renovation fund to address the deteriorating condition of their landside and waterside improvements.

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#### Attachment

#### Copies distributed:

Each Supervisor  
Acting Auditor-Controller  
Chief Executive Officer  
County Counsel  
Acting Director of Beaches and Harbors